

SITE PLAN

1 : 200



KEY MAP

NOT TO SCALE

ZONING CHART - R4- RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLING ZONE

ZONED R4-RESIDENTIAL IN ACCORDANCE WITH ZONING BY-LAW NO.79-200

PROVISION	REQUIREMENT	PROPOSAL	COMPLY
MIN. LOT FRONTAGE	30 m	36.5m	YES
MIN. LOT AREA	8,400.0 m ² (200 m ² /UNIT)	3,699.4 m ² (88.0 m ² /UNIT)	NO
MIN. FRONT YARD DEPTH	7.5 m + 13.1 m FROM CL. OF ROAD	7.5 m + 13.1 m FROM CL. OF ROAD	YES
MIN. INTERIOR SIDE YARD WIDTH (NORTH)	7.1 m (1/2 BUILDING HEIGHT)	15.7m	YES
MIN. INTERIOR SIDE YARD WIDTH (SOUTH)	7.1 m (1/2 BUILDING HEIGHT)	5.0 m	NO
MIN. INTERIOR SIDE YARD WIDTH (EAST)	7.11 m (1/2 BUILDING HEIGHT)	10.3 m	YES
MIN. REAR YARD DEPTH	10.0 m	25.5 m	YES
MAX. HEIGHT OF BUILDING OR STRUCTURES	10.0 m	14.2 m	NO
MAX. LOT COVERAGE	35.0%	25.7% (947.6 m ²) BUILDING = 831.5 m ² PROJECTIONS = 116.1 m ²	YES
MIN. LANDSCAPED COVERAGE	45 m ² PER UNIT	1,200 m ² (28.5 m ² PER UNIT)	NO
PARKING AND ACCESS REQUIREMENTS IN ACCORDANCE WITH SECTION 4.19.1	RESIDENTIAL: 1.4 PARKING SPACE FOR EACH UNIT 42 UNITS X 1.4 = 59 PARKING SPACES 2 BARRIER FREE PARKING SPACES REQUIRED REQUIRED - 59 PARKING SPACES	47 PARKING SPACES (1.12 SPACES PER UNIT) 2 BARRIER FREE PARKING PROVIDED (47 x .04 = 1.88) 1- LOADING ZONING PROVIDED (3.0m X 9.0m) PROVIDED - 47 PARKING SPACES	NO
MIN. PARKING STALL WIDTH	2.75 m	2.75 m	YES
MIN. PARKING STALL LENGTH	6 m	6 m	YES
MANEUVERING AISLE WIDTH	6.3m	6.3 m	YES
AMENITY SPACE	840 m ² (20 m ² PER UNIT)	588 m ² (14.0 m ² PER UNIT)	NO
DENSITY	OP - 50-75 UPH	113.5 UPH (42 UNITS / 0.369 ha)	NO
BUILDING STATS	BASEMENT - 3 UNIT 1st FLOOR - 9 UNITS 2nd FLOOR - 10 UNITS 3rd FLOOR - 10 UNITS 4th FLOOR - 10 UNITS TOTAL - 42 UNITS	3 UNIT 9 UNITS 10 UNITS 10 UNITS TOTAL - 42 UNITS	

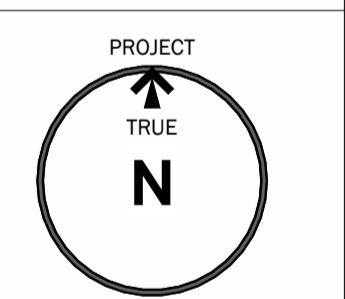
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1	OCT 10 2025	PRE-CON SUBMISSION	JC
2	NOV 20 2025	REVISED SITE PLAN	JC
3	NOV 26 2025	REVISED CONCEPT PACKAGE	JC/BT
4	DEC 19 2025	ZBA/OPA SUBMISSION #1	JC

COMMISSION:

B + H RENTALS

5558 DRUMMOND ROAD
NIAGARA FALLS, ONTARIO, L2G 4L3



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

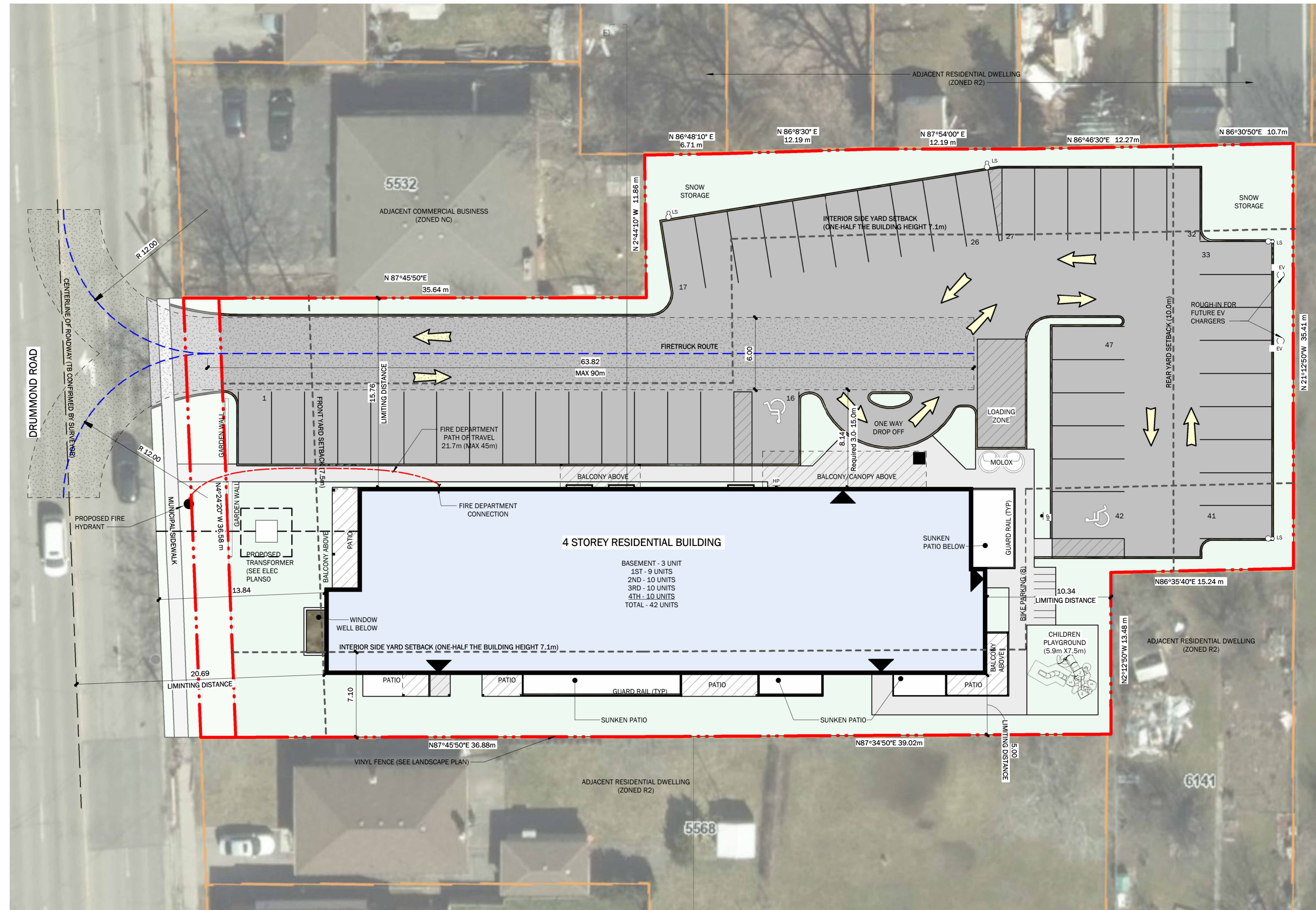
DRAWN BY:	BT/JC	DRAWING No.:	
CHECKED BY:	MA		
DATE ISSUED:	NOV 26 2025		.SP1
PROJECT No.:	2025-140		

NAME OF PRACTICE:
ACK ARCHITECTS STUDIO INC.
CERTIFICATE OF PRACTICE NUMBER: 6447
290 GLENDALE AVENUE, ST. CATHARINES, ONTARIO

NAME OF PROJECT:
B+H RENTALS - RESIDENTIAL BUILDING

PROJECT LOCATION:
5558 DRUMMOND ROAD, NIAGARA FALLS, ONTARIO, L2T4L3

ITEM	ONTARIO BUILDING CODE DATA MATRIX	REFERENCE	REFERENCE	REFERENCE
3.00	BUILDING CODE VERSION: O.REG. 163/24 LAST CODE AMENDMENT: O.REG. 447/24	<input type="checkbox"/> PART 10 10.1 - 10.4	<input type="checkbox"/> PART 11 11.1 - 11.5	<input checked="" type="checkbox"/> PART 3 (A) 1.3.3.2
3.01	PROJECT DESCRIPTION: 4- STOREY RESIDENTIAL BUILDING			(A) 1.3.3.2
3.02	MAJOR OCCUPANCY CLASSIFICATION: OCCUPANCY GROUP C APPAREMENT BUILDING USE RESIDENTIAL			3.1.2
3.03	SUPERIMPOSED MAJOR OCCUPANCIES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.2.7
3.04	BUILDING AREA (m ²): DESCRIPTION BUILDING AREA EXISTING N/A NEW 829.6 TOTAL 829.6			(A) 1.4.1.2
3.05	GROSS AREA (m ²): DESCRIPTION BASEMENT GROUND FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR TOTALS: EXISTING NEW TOTAL 829.6 829.6 821.7 821.7 821.7 4,124.3 4,124.3			(A) 1.4.1.2
3.06	MEZZANINE AREA (m ²): DESCRIPTION N/A EXISTING NEW TOTAL			3.2.1.1
3.07	BUILDING HEIGHT: 4 STOREYS ABOVE GRADE 17.9 (m) ABOVE GRADE 1 STOREYS BELOW GRADE			(A) 1.4.1.2.4 3.2.1.1
3.08	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.6
3.09	NUMBER OF STREETS/FIREFIGHTER ACCESS: 2 STREETS(S)			3.2.2.10 6.3.2.5
3.10	BUILDING CLASSIFICATION: 3.2.2.52 GROUP C, UP TO 4 STOREYS, SPRINKLERED			3.2.2.20 - 83
3.11	SPRINKLER SYSTEM: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED PROPOSED FOR: <input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> BASEMENT <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> NONE <input type="checkbox"/> IN LIEU OF FIRE RATING			3.2.1.5 3.2.2.17, 3.2.2.18, 3.2.4.8 - 3.2.4.10, 6.3.2.5.13
3.12	STANDPIPE SYSTEM: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED			3.2.5.8
3.13	FIRE ALARM SYSTEM: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED TYPE FILL IN DESCRIPTION			3.2.4
3.14	WATER SERVICE/SUPPLY IS ADEQUATE: <input type="checkbox"/> YES <input type="checkbox"/> NO IF NO, EXPLAIN			3.2.5.7
3.15	CONSTRUCTION TYPE: 3.2.2.52 GROUP C, UP TO 4 STOREYS, SPRINKLERED RESTRICTIONS: COMBUSTIBLE PERMITTED ACTUAL: COMBINATION HEAVY TIMBER: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.2.2.20 - 83 3.2.1.4
3.16	IMPORTANCE CATEGORY: <input type="checkbox"/> LOW <input type="checkbox"/> LOW HUMAN OCCUPANCY <input type="checkbox"/> POST-DISASTER SHELTER <input checked="" type="checkbox"/> NORMAL <input type="checkbox"/> MINOR STORAGE BUILDING <input type="checkbox"/> EXPLOSIVE OR HAZARDOUS <input type="checkbox"/> HIGH			4.1.2.1(3) 7.4.1.2.1.8
3.17	SEISMIC CATEGORY: SEISMIC CATEGORY: SC1/SC2/SC3/SC4 SITE CLASS: A/B/C/D/E/F SEISMIC DESIGN CATEGORY: TO BE PROVIDED AT BUILDING PERMIT STAGE CLASS DESCRIPTION: TO BE PROVIDED AT BUILDING PERMIT STAGE TABLE 3.1.8.1.1 ITEMS 6 TO 22: REQUIRED / NOT REQUIRED REASON FOR REQUIREMENT: INSERT REASON (REFER TO STRUCTURAL)			4.1.8.4(1) 7.4.1.8.5.8 4.1.8.18(2)
3.18	OCCUPANT LOAD: FLOOR LEVEL/AREA: DEFINE OCCUPANCY TYPE: OCCUPANCY LOAD: X/m ² BASIS: LIMITED YES/NO			3.1.17.6 3.1.17.1(2)
3.19	BARRIER FREE DESIGN: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ACCESSIBLE ENTRANCES: 4 MAIN ENTRANCE, 2- EXIT STAIRS DOORS AND BIKE PARKING ACCESS			3.8 3.8.1.2
3.20	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			3.3.1.2 & 3.3.1.9
3.21	REQUIRED FIRE RESISTANCE RATINGS: HORIZONTAL ASSEMBLY STOREYS BELOW GRADE FLOORS OVER BASEMENT FLOORS MEZZANINE ROOF FIRE RATING 0-HR 1-HR N/A 0-HR 1-HR N/A SUPPORTING ASSEMBLY 0-HR 1-HR N/A NON-COMBUSTIBLE IN LIEU OF RATINGS? NO NO NO N/A			3.2.2.20 - 83, 3.2.1.2, 3.2.1.4, 3.2.2.15
3.22	SPATIAL SEPARATION: ** REFER TO AND COORDINATE WITH SPATIAL SEPARATION ELEVATIONS **			3.2.3
3.23	PLUMBING FIXTURE REQUIREMENTS: RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE FLOOR LEVEL/AREA: DEFINE LOAD: REFERENCE OBC REF REQ'D PROV'D BF R/P UNIV R/P			3.7.4 - 3.8.2.3, TABLES 3.8.2.3.1, 6.3.8.2.3.8
3.24	ENERGY EFFICIENCY: COMPLIANT WITH CLIMATE ZONE DEGREE DAYS BELOW 18° C			12.2.1.2, 80.1 TABLE 2
3.25	SOUND TRANSMISSION: > 1 DWELLING UNIT? YES / NO OPTION: ≥ STC 50 BASED ON SB-3 & 9.11.1.4.			(A) 1.2.1.1.4 (C) 2.1
3.26	ALTERNATIVE SOLUTIONS: FILL IN, IF APPLICABLE			(A) 1.2.1.1.4 (C) 2.1

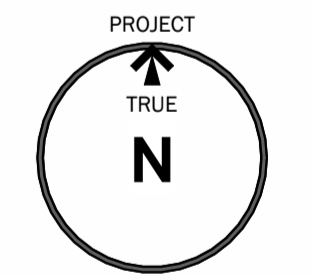


FIRE ROUTE PLAN
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905 984 5545

SHEET TITLE:
**OBC MATRIX AND FRIE
ROUTE PLAN**

DRAWN BY:	BT/JC	DRAWING No.:	
CHECKED BY:	MA		
DATE ISSUED:	NOV 26 2025		
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.SP2